

"The City With a Heart"



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AGENDA PLANNING COMMISSION MEETING

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September 19, 2017

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

- 1. APPROVAL OF MINUTES: August 15, 2017**
- 2. COMMUNICATIONS: Introduction and Welcome of New Planning Commissioner, Linda Martin-Mason**
- 3. SELECTION OF OFFICER(S): Replacement for Chair Marie Kayal**
- 4. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.
- 5. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- 6. PUBLIC HEARINGS:**
 - A. 86 Buena Vista Avenue (APN: 014-276-020)**
Zoning: R-1 (Single-Family Residential)
Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to construct a ground floor rear 895 square foot addition, convert a 500

square foot garage into living area, and construct a new two-car 470 square foot garage which would add 1,365 square feet to the existing building. The project would increase the gross floor area of the existing home by greater than 50% (73%) and exceed the maximum permitted lot coverage for the property by 221 square feet, requiring a Use Permit per Sections 12.200.030.B.1. and 12.200.030.B.3. of the San Bruno Municipal Code. Kenny Yip (Applicant), Li Wei Dong (Owner).

UP-17-006

B. 851 Cherry Avenue (Bayhill Shopping Center) (APN: 020-012-140 & 020-012-120)

Zoning: P-D (Planned Development)

Recommended Environmental Determination: Categorical Exemption

Request for Planned Development Permit and an Architectural Review Permit to allow for architectural changes and various site improvements throughout the existing Bayhill Shopping Center, and a Sign Permit to establish a new Master Sign Program per SBMC Section 12.96.190.K, 12.108.010.A, & 12.104.220.C.3. Regency Centers (Applicant), FW-CA Bayhill Shopping Center, LLC (Owner).

PDP16-001, AR16-007, SP16-027

7. DISCUSSION

A. CITY STAFF DISCUSSION

- Victory Honda – Oral report regarding code enforcement activities at 345 El Camino Real
- Select the October 12, 2017 Architectural Review Committee members.

B. PLANNING COMMISSION DISCUSSION

8. ADJOURNMENT

The next regular Planning Commission Meeting will be held on October 17, 2017 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.